

Board of Supervisors Hearing Date: June 26, 2007

Case Summary: Project No. R2007-00002, Santa Monica Mountains North Area Community Standards District (CSD) (Zoning Ordinance amendment)

Project Applicant: County of Los Angeles

RPC Hearing Date: March 28, 2007

RPC Approval Date: March 28, 2007

Synopsis

The Regional Planning Commission approved the proposed amendment to the Santa Monica Mountains North Area CSD to add provisions pertaining to nonconforming local-serving businesses by a vote of 4-0 (1 commissioner absent) on March 28, 2007.

Project Proponents and Opponents

No testimony was received in support of or opposition to the proposed CSD amendment.

Issues

The Santa Monica Mountains North Area CSD was adopted in October 2001, along with a zoning consistency program, as part of the implementation measures for the Santa Monica Mountains North Area Plan. It was recently discovered that the zone changes associated with the implementation of the plan caused a lawfully-established local-serving business to become nonconforming. It was not the intent of the North Area Plan or its associated zone changes to eliminate lawfully-established local-serving businesses appropriately located within the North Area.

The proposed amendment is needed to ensure that these businesses can continue to serve residents during emergencies and at other times. The amendment also ensures that the natural environment and neighborhood character are protected by establishing a heightened level of review for the expansion of such businesses. Any expansion of the building or structure of said business requiring a building permit would require approval of a conditional use permit. Applicants for such permits must substantiate that the use was lawfully established and in conformance with all applicable laws and ordinances prior to September 19, 2002, that the expanded use is consistent with the North Area Plan, and that it is a local-serving business that is compatible with surrounding land uses.

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